



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 7-B-23-DP

**AGENDA ITEM #:** 43

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** HENSON DEVELOPMENTS

OWNER(S): Richard LeMay Jr, Fred Long Construction Concepts

TAX ID NUMBER: 133 G C 006, 007, 009, 010, 011

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 7919, 7923, 7927, 7931, 7933 WESTLAND DR

▶ **LOCATION:** Northwest side of Westland Dr, northeast of Vicar Ln and southwest of Westacres Dr

▶ **APPX. SIZE OF TRACT:** 3.86 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Westland Drive, a minor arterial street with a 20-ft pavement width within a 52-ft to 63-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District, Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential) up to 12 du/ac

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached townhouses on a single lot

HISTORY OF ZONING: 4-U-23-RZ: Rezoning request from PR (Planned Residential) up to 8 du/ac to PR up to 12 du/ac approved in 2023. 2-J-04-RZ: Rezoning request from RA (Low Density Residential) to PR (Planned Residential) up to 8 du/ac approved in 2004.

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way, single family residential - ROW (Right of Way), RN-1 (Single-Family Residential Neighborhood) in the City  
South: Single Family residential, multifamily residential - PR (Planned Residential) up to 7 du/ac and 6 du/ac, RA (Low Density Residential)  
East: Single family residential - RA (Low Density Residential)  
West: Single Family Residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This is a residential area comprised of single family detached homes and townhome subdivisions.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for 46 attached townhomes on a 3.86-acre lot, subject to 2 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

## COMMENTS:

### DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

#### 1) ZONING ORDINANCE

PR (Planned Residential) up to 12 du/ac:

- a) The intent of the PR zoning district is to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas are characterized by a unified building and site development program with open space for recreation and/or other amenities. The proposed development is for attached townhomes designed with a shared open space courtyard designed to retain mature trees where possible. Each unit has access to the courtyard and neighboring units through an internal sidewalk network. This creative approach to green space preservation and community place-making is a model for how the PR zone is intended to be implemented.
- b) The proposed attached townhome development is defined in the zoning ordinance as a multi-dwelling development since the dwellings are on a single lot. Multi-dwelling developments are a permitted use in the PR zone.
- c) 46 units are proposed on a 3.86-acre parcel. The resulting density is just shy of the 12 du/ac permitted on the subject property.
- d) The area regulations for the PR zone state that all buildings shall be set back from the peripheral boundary by no less than 35 ft, unless the lot is adjacent to certain zones such as the RA (Low Density Residential) zone, in which case the Planning Commission may reduce the peripheral setback to no less than 15 ft. The development plan mainly adheres to the 35-ft periphery boundary except for three places along the north side of the lot where it is reduced no less than 15 ft. The adjacent zones are RA, so the Planning Commission may grant this reduction.

#### 2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 6.1 encourages flexible, planned development zones to protect natural assets, which is consistent with how this plan incorporates mature tree growth into its open green space where feasible.
- b) Policy 8.1 encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels. The proposed 46 townhomes will be developed on five merged single-family lots that have been cleared and vacant since 2018.
- c) Policy 8.3 recommends focusing on design quality and neighborhood compatibility in reviewing development proposals. The development plan is well designed for community cohesion and is compatible with the townhome communities located directly across Westland Drive.

#### 3) WEST CITY SECTOR PLAN

- a) The sector plan land use classification for the property is MDR (Medium Density Residential), which allows consideration of up to 12 du/ac in the County. The proposed density is consistent with that threshold.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundaries of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development, promote expansion of the economy, offer a wide range of housing choices, and coordinate public and private sector actions with regards to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.
- b) The townhome development is accessed off of Westland Drive, a minor arterial street. Adequate sight distance of 400 ft is demonstrated on the plans. The development of townhomes on a shared lot increases housing options in an area that is predominantly characterized by single-family detached homes on separate lots. In general, the development plan is consistent with the purpose of the Urban Growth area by providing residential infill where there is established infrastructure capacity.

ESTIMATED TRAFFIC IMPACT: 494 (average daily vehicle trips)

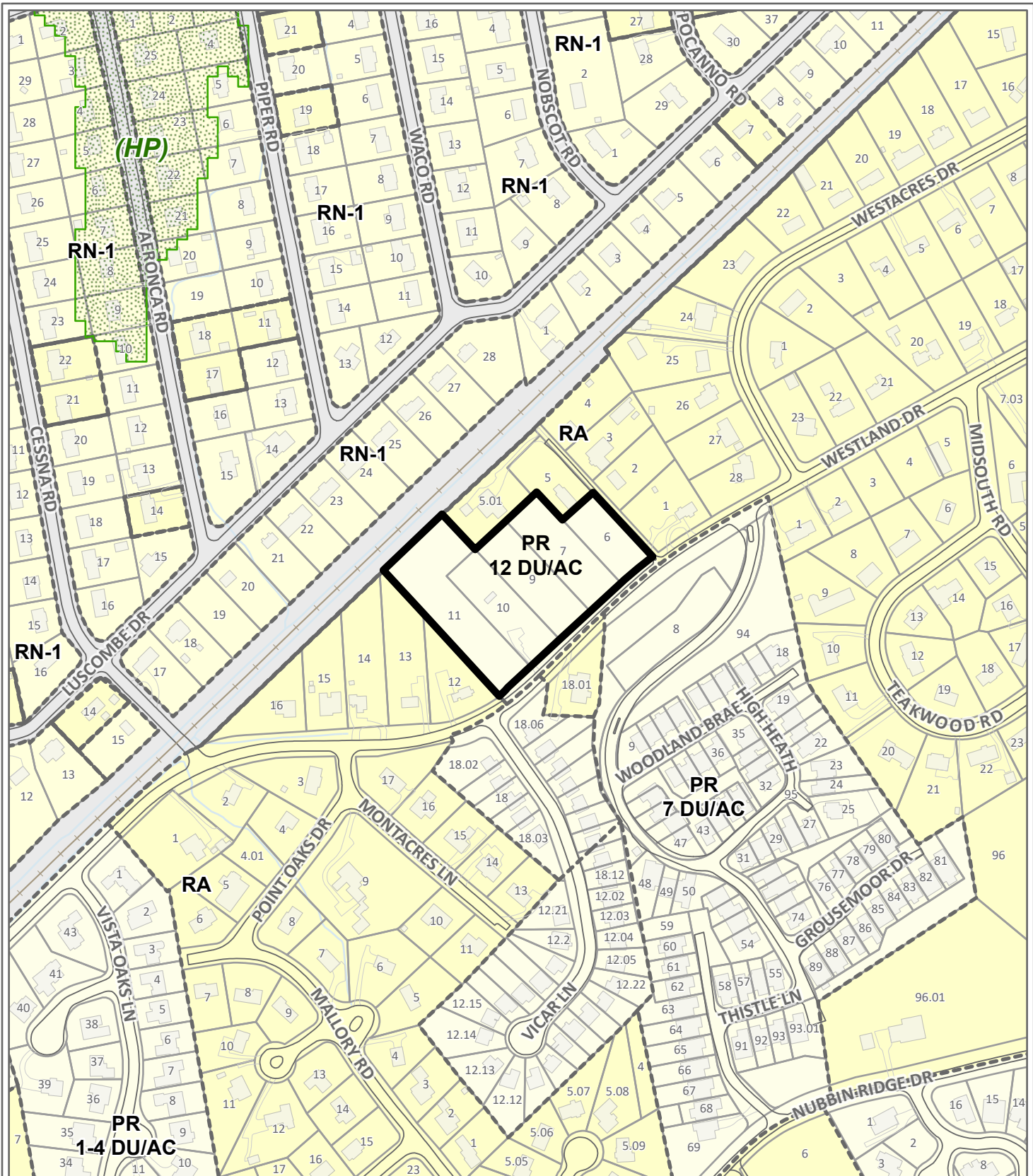
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**DEVELOPMENT PLAN**

**7-B-23-DP**

**Petitioner:** Henson Developments



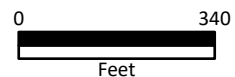
Townhouses in PR (Planned Residential) zone

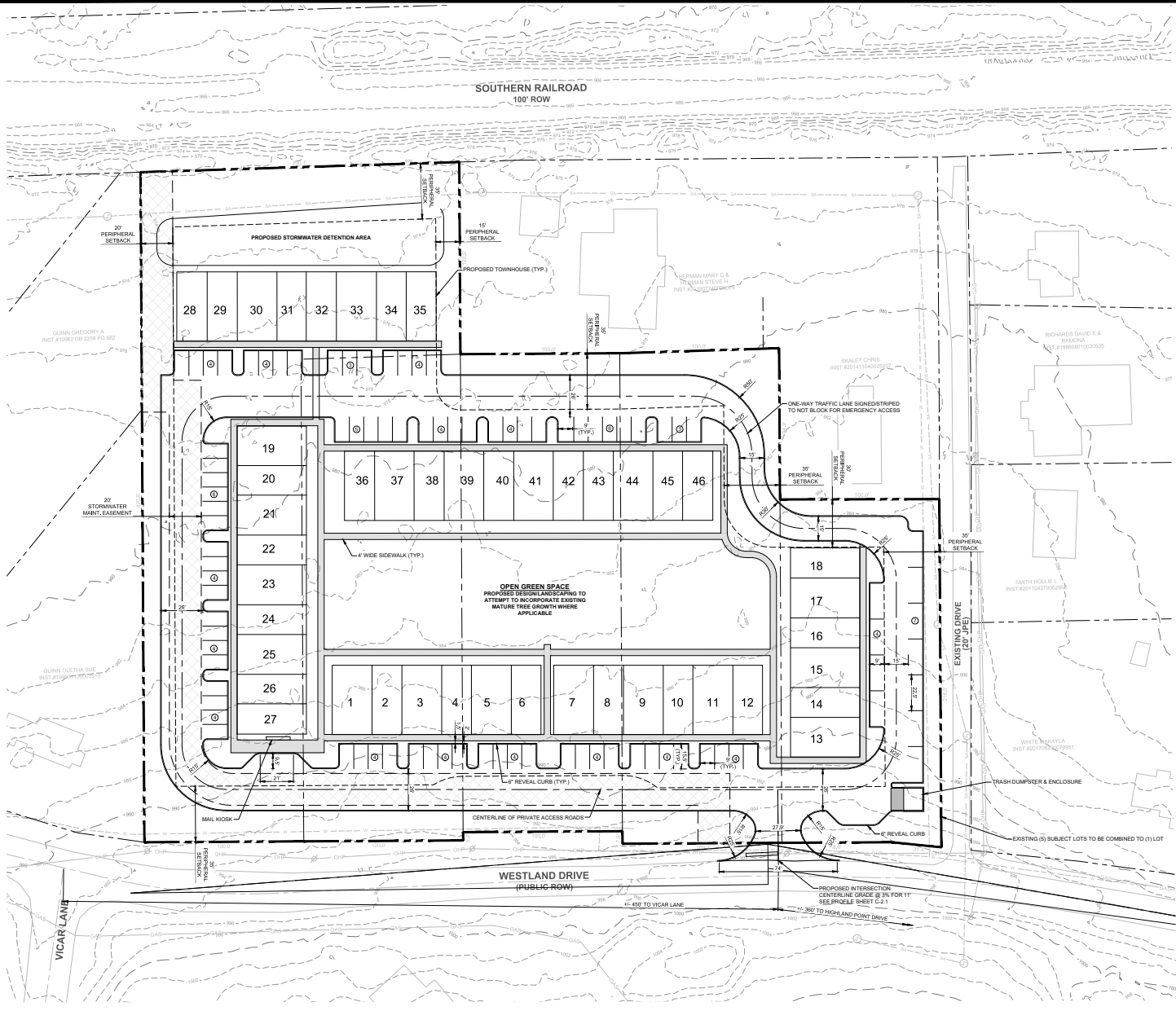
**Map No:** 133

**Jurisdiction:** County

**Original Print Date:** 6/9/2023

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





GRAPHIC SCALE  
1 IN FEET

SCALE: 1" = 30'

**LEGEND**

---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	EXISTING PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINES
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD POWER/UTILITY
---	EXISTING WATER LINE
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE

**SITE DATA**

EXISTING AREA:	± 3.84 ACRES
EXISTING ZONING:	PR (UP TO 12 DU/AC) (APPROVED REZONING FROM KNOX COUNTY MEETING MAY 2023)
EXISTING SECTOR PLAN:	MDR (APPROVED REZONING FROM KNOX COUNTY MEETING MAY 2023)
ALLOWED DENSITY:	PR = 12 DU/AC = 12 x ± 3.84 = 46 DU TOTAL
PROPOSED DENSITY:	46 UNITS ± 3.84 = ± 11.98 DU/AC
TYPE OF RESIDENTIAL:	ATTACHED TOWNHOMES (CROSS-CORRIDOR)
SETBACKS:	15' TO 30' (SEE PLAN FOR PROPOSED LOCATIONS)
ADJACENT ZONING:	NORTH: PR & RA SOUTH: PR & RA WEST & EAST: RA
MAXIMUM SITE COVERAGE:	50% BY BUILDINGS
PROPOSED SITE COVERAGE:	± 41.03 AC BUILDINGS / ± 1.34 AC = 16%
HEIGHT REGULATIONS:	HOUSES SHALL NOT EXCEED (2) STORIES
PARKING AREA:	PROPOSED PARKING & ABLES = ± 1.1 AC / 47,675 SF

**PARKING CALCULATIONS**

STANDARD	MINIMUM REQUIRED	PROPOSED
STANDARD PARKING SPACES	RESIDENTIAL TOWELLING (1.5) PER DWELLING UNIT FOR FIRST 20 UNITS + (1.5) FOR EACH TWO-BEDROOM UNIT IN EXCESS OF 20 + 25 UNITS + (1.5) PER UNIT IN EXCESS OF 45	46
ACCESSIBLE PARKING SPACES	0	0
COMPACT PARKING SPACES	0	0
STANDARD PARKING SPACE SIZE:	30' x 60' DEGREES = 9' WIDE X 15' LONG	30' x 60' DEGREES = 9' WIDE X 15' LONG
PARKING ASBT WIDTH:	20'	20'

- GENERAL NOTES:**
- PROPERTY LINE AND CASTRAL LINEWORK INFORMATION OBTAINED FROM KGIS AND DEED INFORMATION.
  - TOPOGRAPHIC INFORMATION SHOWN OBTAINED FROM TN PUBLIC USGS DEEP LIDAR FOR KNOX COUNTY DATED 2016.
  - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR PERIMETER BOUNDARY LINES.
  - LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND OBTAINED FROM PROVIDER UTILITY MARKS. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AS REQUIRED IN PROXIMITY TO WORK.
  - UTILITY PROVIDERS:
    - 5.1 WATER = FIRST UTILITY DISTRICT KNOX
    - 5.2 SEWER = FIRST UTILITY DISTRICT KNOX
    - 5.3 GAS = KNOXVILLE UTILITIES BOARD
    - 5.4 ELECTRIC = KNOXVILLE UTILITIES BOARD

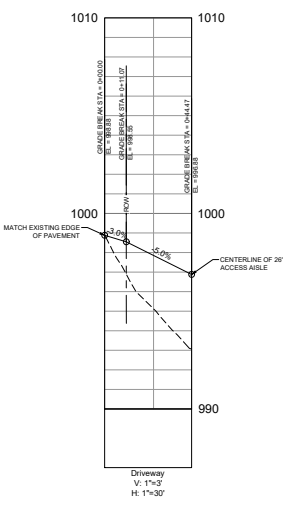
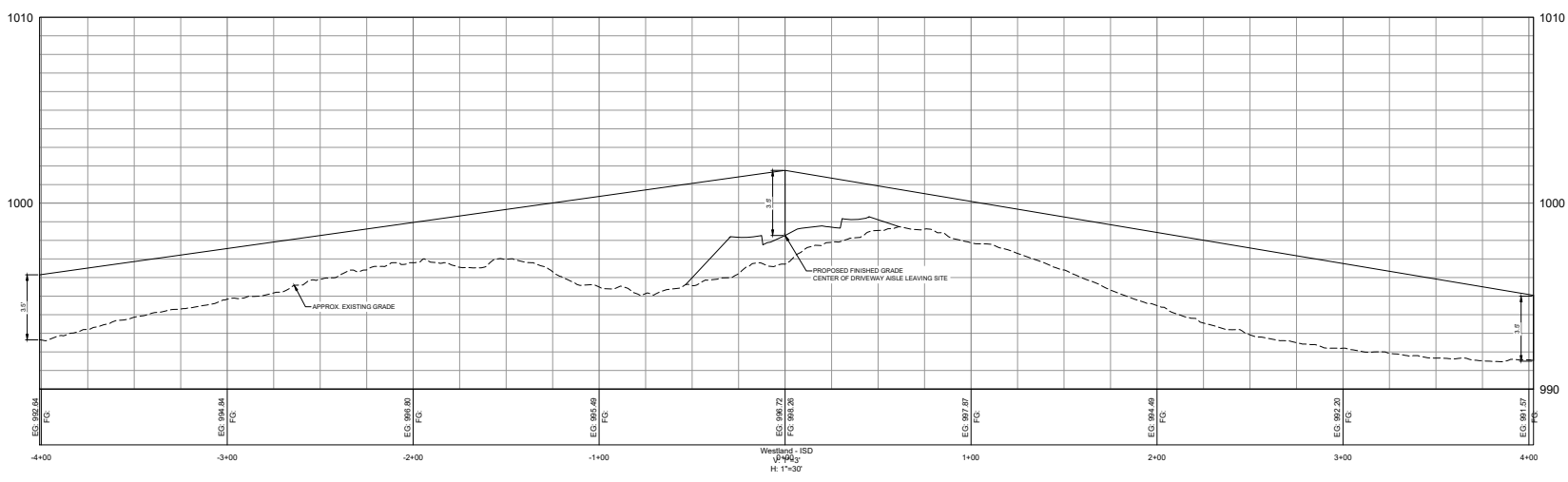
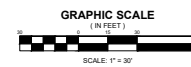
**FLOOD NOTE**  
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE A" AREA OF MINIMAL FLOOD HAZARD AS ENDED ON FEMA FIRM MAP # 15050C02 WITH AN EFFECTIVE DATE OF 05/20/2007.

**PROPERTY OWNER**

WESTLAND DEVELOPMENT GROUP
CONTACT: JOSEPH HENSON
jhenson@westlanddev.com
APPLICANT / DEVELOPER
HENSON DEVELOPMENTS
CONTACT: JOSEPH HENSON
jhenson@hensondcv.com

**7-B-23-DP**  
**6/26/2023**

<p>NO. 1</p> <p>DATE 05/30/2023</p> <p>SCALE: 1" = 30'</p> <p>REVISIONS</p>	<p>DATE 06/26/2023</p> <p>REVIEWED PER KNOX PLANNING COMMENTS DATED 6/14 &amp; 6/16/2023</p>	<p>SCALE: 1" = 30'</p>	<p>NO. 1</p> <p>DATE 06/26/2023</p> <p>REVIEWED PER KNOX PLANNING COMMENTS DATED 6/14 &amp; 6/16/2023</p>	<p>SCALE: 1" = 30'</p>	<p>NO. 1</p> <p>DATE 06/26/2023</p> <p>REVIEWED PER KNOX PLANNING COMMENTS DATED 6/14 &amp; 6/16/2023</p>
<p><b>CONCEPT SITE PLAN</b></p> <p>7919,7923,7927,7931,7933 WESTLAND DRIVE</p> <p>KNOXVILLE, KNOX COUNTY, TENNESSEE</p>					
<p><b>WESTLAND TOWNHOMES</b></p>					
<p><b>Preliminary Plan For Review Purposes Only</b></p>					
<p>06/26/2023</p>					
<p><b>PROJECT</b></p> <p>23-0515</p>					
<p><b>SHEET</b></p> <p>C-2.0</p>					



NO.	DATE	REVISIONS
1	05/05/2023	REVISED PER KNDX PLANNING COMMENTS DATED 05/14 & 05/16/2023

**CONCEPT SITE DETAILS**  
 7919,7923,7927,7931,7933 WESTLAND DRIVE  
 KNOXVILLE, KNOX COUNTY, TENNESSEE

**WESTLAND TOWNHOMES**

Preliminary Plan For Review Purposes Only



06/26/2023

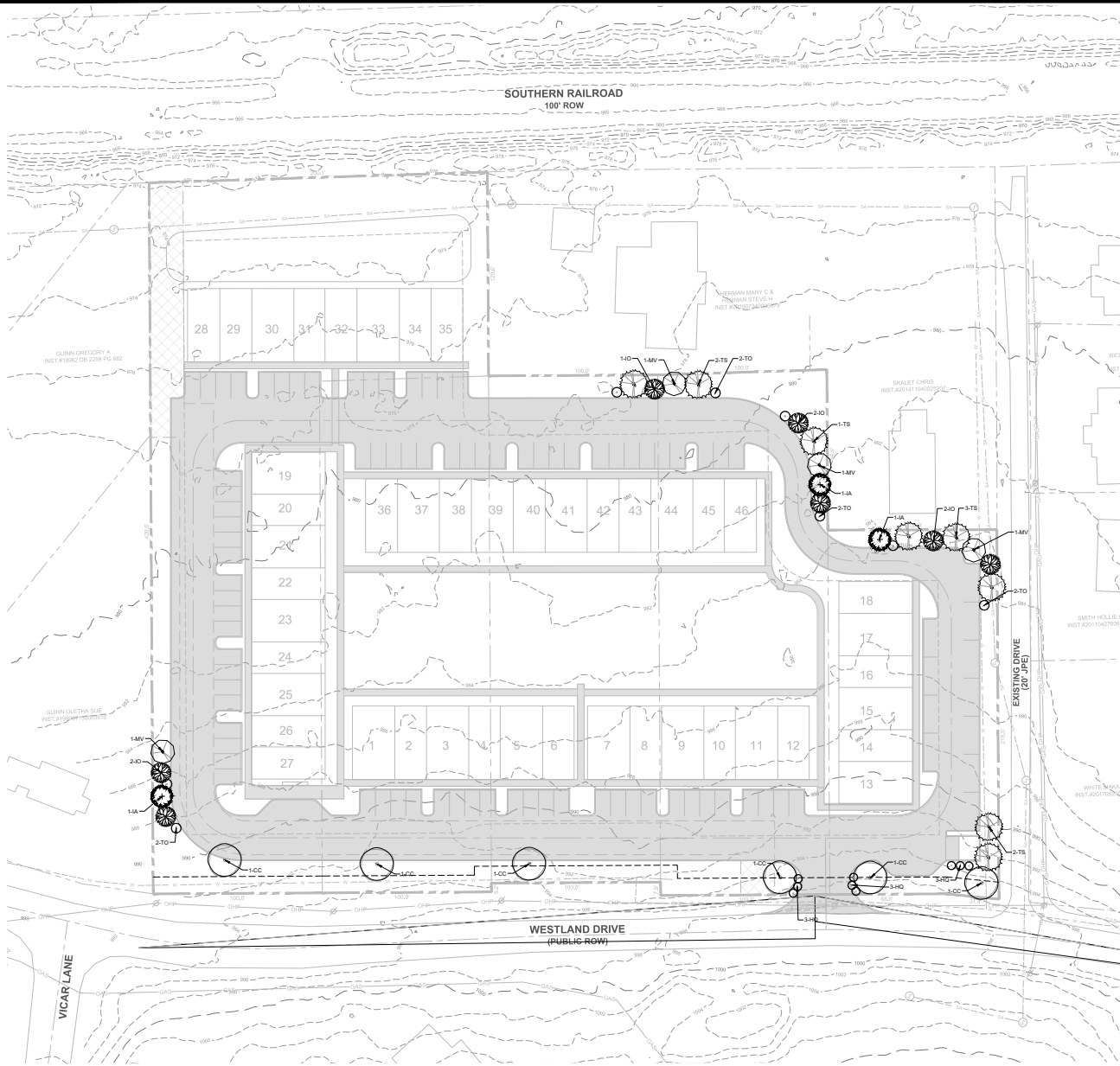
<b>FLOOD NOTE</b> THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS EVIDENCED ON FEMA FIRM MAP # 150000200P WITH AN EFFECTIVE DATE OF 05/01/2007.	
<b>PROPERTY OWNER</b> WESTLAND DEVELOPMENT GROUP CONTACT: JOSHUA HENSON jsh@westlanddev.com	
<b>APPLICANT / DEVELOPER</b> HENSON DEVELOPMENTS CONTACT: JOSHUA HENSON jsh@westlanddev.com	

**PROJECT**  
23-0515

**SHEET**  
C-2.1







PLANT LIST						
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	NOTES
<b>TREE</b>						
6-CC	<i>Cercis canadensis</i>	Eastern Redbud	6" FT	AS SHOWN	20'-30'	DECIDUOUS
8-TS	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	12" HT	AS SHOWN	60'-70'	EVERGREEN
4-MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	12" HT	AS SHOWN	10'-30'	DECIDUOUS
<b>SHRUBS</b>						
9-HD	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3 GAL	AS SHOWN	3'-6"	DECIDUOUS
6-IO	<i>Ilex opaca</i>	American Holly	3 GAL	AS SHOWN	40'-60'	EVERGREEN
3-A	<i>Ilex x attenuata</i> 'Fosterii'	Foster Holly	3 GAL	AS SHOWN	20'-30'	EVERGREEN
6-TO	<i>Thuja occidentalis</i> 'Little Giant'	Little Giant Arborvitae	3 GAL	AS SHOWN	6'	EVERGREEN

NO.	DATE	REVISIONS
1	05/09/2023	REVISED PER KINDY PLANNING COMMENTS DATED 5/14 & 6/16/2023

LANDSCAPE PLAN

7919, 7923, 7927, 7931, 7933 WESTLAND DRIVE  
KNOXVILLE, KNOX COUNTY, TENNESSEE

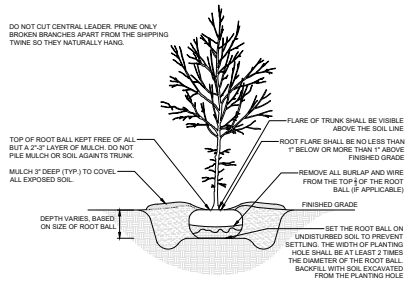
WESTLAND TOWNHOMES

Preliminary Plan For Review Purposes Only

<b>FLOOD NOTE</b> THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON FEMA FIRM MAP # 47080C02 WITH AN EFFECTIVE DATE OF 05/20/07.
PROPERTY OWNER
WESTLAND DEVELOPMENT GROUP CONTACT: JOSHUA HENSON jshu@thensondcv.com
APPLICANT / DEVELOPER
HENSON DEVELOPMENTS CONTACT: JOSHUA HENSON jshu@thensondcv.com

PROJECT  
23-0515

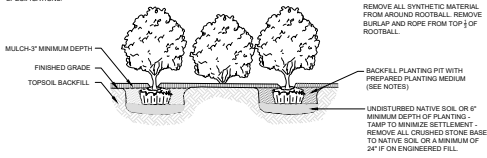
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**TREE PLANTING DETAIL**  
NOT TO SCALE

- TREE PLANTING NOTES:**
- ALL PLANTING SELECTIONS AND ACTIVITIES MUST BE APPROVED BY THE CITY OF KNOXVILLE URBAN FORESTER.
  - BALLED-AND-BURLAPPED (B&B) STOCK FROM NURSERY SHALL MEET ANSI Z601.1 AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND THE MOULD SHALL BE NO GREATER THAN 2" ABOVE GRADE. NO EXCESS SOIL SHALL TOUCH THE TRUNK OF THE TREE AND BE GREATER THAN 2" ABOVE GRADE.
  - PLANTING EXCAVATION SHALL BE 2 TIMES THE WIDTH OF THE ROOT BALL. ALL PLANTING WRAP SHALL BE REMOVED.
  - STAKE THE TREE IF NECESSARY.

MYCORRHIZAL INOCULATES AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS.



**SHRUB PLANTING IN GROUP DETAIL**  
NOT TO SCALE

**GENERAL NOTES:**

- UTILITY SERVICES EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC. SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
- ACTUAL AS-BUILT (AND/OR EXISTING) SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
- DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
- FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
- DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
- CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY.
- THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKE/FLAGGED BY THE CONTRACTOR.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
- REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
- FERTILIZE ALL PLANTS WITH 16-16-16 SLOW RELEASE FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS AND GROUND COVER.
- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GRINDING OR CURVING, THEY MUST BE LOOSENEED OR CUT.
- THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
- FOOL DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP PLANE OF THE BALL. REMOVE ALL NAILS, STAPLES, ETC. USED TO HOLD THE BALL TOGETHER.
- TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 1/4" FOR EACH CALIPER INCH OF THE TREE.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULING OR OTHER SATISFACTORIAL COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
- NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROWN/LETHARGIC OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAPLES, ROPE OR PLATFORM HAVE BEEN REMOVED.
- PRE-EMERGENT HERBICIDE (TRIFLURALIN OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS PRIOR TO PLANTING. FOR MOUSSES WEEED CONTROL.
- ALL PLANTING BEDS AND TREE AND SHRUB PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDERED HARDWOOD MULCH LAYER. CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL, INCLUDING GRASS AREAS, UNTIL FINAL ACCEPTANCE BY OWNER.
- WATER ALL PLANT MATERIAL AT TIME OF PLANTING. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
- OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, BURSTS, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
- REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REJECTED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
- ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

**FLOOD NOTE**  
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS EVIDENCED ON FEMA FIRM MAP # 470900200P WITH AN EFFECTIVE DATE OF 05/20/2007.

PROPERTY OWNER	WESTLAND DEVELOPMENT GROUP CONTACT: JOSEPH HENSON jeh@westlanddev.com
APPLICANT / DEVELOPER	HENSON DEVELOPMENT'S CONTACT: JOSEPH HENSON jeh@westlanddev.com

NO.	DATE	REVISIONS
1	05/26/2023	REVISED PER KNOX PLANNING COMMENTS DATED 5/17 & 6/16/2023

DATE: 05/30/2023	SCALE: 1" = 8'-0"	AS SHOWN	DRAWN BY: [REDACTED]	REVIEWER: [REDACTED]	TEXT
<b>LANDSCAPE DETAILS</b>					
7919, 7923, 7927, 7931, 7933 WESTLAND DRIVE KNOXVILLE, KNOX COUNTY, TENNESSEE					

Preliminary Plan For Review Purposes Only

<b>PROJECT</b>	23-0515
<b>SHEET</b>	L 2.0





2 BUILDING A FRONT  
A001 1/8" = 1'-0"



3 BUILDING A REAR  
A004 1/8" = 1'-0"



Site Design

HENSON DEVELOPMENT  
7927 WESTLAND DRIVE  
KNOXVILLE, TN 37919  
06/26/23





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

### Henson Developments

Applicant Name		Affiliation
<b>5/31/2023</b>	<b>7/13/2023</b>	<b>7-B-23-DP</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

### Brandon Simpson T-Square Engineering

Name / Company		
<b>5401 Kingston Pike Ste 430 Knoxville TN 37919</b>		
Address		
<b>615-678-8212 / brandon.simpson@t2-eng.com</b>		
Phone / Email		

### CURRENT PROPERTY INFO

<b>Richard LeMay Jr Fred Long Construction</b>	<b>1601 Third Creek Rd. Rd. Knoxville TN 37921</b>	<b>865-253-7097</b>
Owner Name (if different)	Owner Address	Owner Phone / Email
<b>7919 WESTLAND DR / 7923, 7927, 7931, 7933 WESTLAND DR</b>		
Property Address		
<b>133 G C 006,007,009,010,011</b>		<b>3.86 acres</b>
Parcel ID	Part of Parcel (Y/N)?	Tract Size
<b>First Knox Utility District, Knoxville Utilit</b>	<b>First Knox Utility District</b>	
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

<b>Northwest side of Westland Dr, northeast of Vicar Ln</b>		
General Location		
<input type="checkbox"/> City	<b>Commission District 4</b>	<b>PR (Planned Residential)</b>
<input checked="" type="checkbox"/> County	District	Zoning District
		<b>Agriculture/Forestry/Vacant Land</b>
		Existing Land Use
<b>West City</b>	<b>LDR (Low Density Residential)</b>	<b>Urban Growth Area (Outside City Limit)</b>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Townhouses</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		

12

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information	

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$500.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Henson Developments</b> Please Print	<b>5/31/2023</b> Date
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Phone / Email

Property Owner Signature	<b>Richard LeMay Jr Fred Long Construction Concepts</b> Please Print	<b>5/31/2023</b> Date
--------------------------	---	--------------------------



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
John Kerr Construction Concepts	1601 Third Creek Drive Knoxville, TN 37921	

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# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

### Henson Developments

### Developer

Applicant Name

Affiliation

05/30/2023

07/13/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

~~4-U-23-RZ~~

~~4-L-23-SP~~

7-B-23-DP

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brandon Simpson

T-Square Engineering

Name

Company

5401 Kingston Pike Ste 430

Knoxville

TN

37919

Address

City

State

ZIP

615-678-8212

brandon.simpson@t2-eng.com

Phone

Email

## CURRENT PROPERTY INFO

Westland Development Group

900 Phillips Ave Unit 103  
Knoxville, TN 37920

865-805-9684

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7919, 7923, 7927, 7931, 7933 Westland Dr

133 G C 006,007,009,010,011

Property Address

Parcel ID

First Utility District Knox

First Utility District Knox

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northwest side of Westland Dr, northeast of Vicar Ln

3.84 acres

General Location

Tract Size

City  County 4th District

PR up to 12 du/ac  
Zoning District

Agriculture/forestry/vacant  
Existing Land Use

Southwest County  
Planning Sector

MDR  
Sector Plan Land Use Classification

Urban Growth  
Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

**Attached residential development**

Other (specify)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number  
  Combine Parcels  
  Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

## STAFF USE ONLY

### PLAT TYPE

- Staff Review  
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders  
  Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0402	<b>\$500</b>
Fee 2	
Fee 3	

MR

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

**Henson Developments**

**05/30/2023**

Please Print

Date

**865-805-9684**

**joshua@hensondev.com**

Phone Number

Email

Property Owner Signature

Please Print

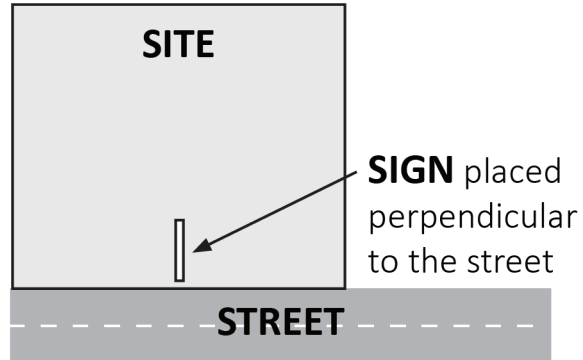
**5/31/2023**

Date Paid

Note: owner & applicant same signature person



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Henson Developments

Date: 5/31/2023

File Number: 7-B-23-DP

- Sign posted by Staff
- Sign posted by Applicant